



City of Austin

BUILDING PERMIT

D-3/19

PERMIT NO : 2020-113967 BP

Type: RESIDENTIAL

Status : Active

2111 WILSON ST

Issue Date : 10/08/2020

Expiry Date : 04/06/2021

LEGAL DESCRIPTION:

SITE APPROVAL:

ZONING:

N46.14X115FT BLK 2 DOUGHTY SUBD

SF-3-NP

PROPOSED OCCUPANCY:

WORK PERMITTED:

Addition and Remodel

ISSUED BY:

Aaron Finney

Partial demo Repair/remodel existing detached garage.

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT	GROUPS	FLOORS	UNITS	# OF PKG SPACES
New/Addn: 0 Remodel : 310	Total Job Valuation : \$1.00 Total Rem : \$.00		434		1	1	2
TOTAL BLDG COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		
1,428.00	26.83	2,383.00	44.77	1.0	0.00		

Contact	Phone	Contact	Phone
Applicant, Paul Bielamowicz	(512) 484-3990	Internet User, Paul Bielamowicz	(512) 484-3990
General Contractor, Alex Loreda, By Loreda Construction	(512) 799-3717		

Fee Description	Fee Amount	Paid Date	Fee Description	Fee Amount	Paid Date
Building Permit Fee	\$272.15	10/08/2020	Demolition Permit Fee	\$67.00	10/08/2020
Foundation pre-pour tree inspection	\$219.00	10/08/2020	Residential Plan Review Application Processing Fee	\$75.00	07/02/2020
Residential Plan Review Fee	\$946.00	07/02/2020	Technology Surcharge-DSD	\$40.84	07/02/2020
Technology Surcharge-DSD	\$22.33	10/08/2020			
Total Fees:	\$1,642.32				

Construction documents approved by the building official are approved with the intent that such construction documents comply in all respects with City technical codes. The review of construction documents is not exhaustive of all code requirements. The issuance or approval of plans and specifications or other construction documents is not an approval of any violation of the technical codes or of any other ordinance of the jurisdiction. The issuance of an approval based on plans, specifications and other data shall not prevent the building official from requiring the correction of errors in the plans, specifications or other data.

The City of Austin has not conducted a plan review of the mechanical, electrical or plumbing on this plan set. Be advised that all work performed on this project must be as per applicable trade code.

Inspection requirements
Building Inspection Electric Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.



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Comments

Existing detached garage resides in the rear and side setbacks. Project complies with 25-2-963

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin

BUILDING PERMIT

D-3/21

PERMIT NO : 2020-113967 BP

Type: RESIDENTIAL

Status : Active

2111 WILSON ST

Issue Date : 10/08/2020

Expiry Date : 04/06/2021

LEGAL DESCRIPTION:

N46.14X115FT BLK 2 DOUGHTY SUBD

SITE APPROVAL:

ZONING:

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PROPOSED OCCUPANCY:

WORK PERMITTED:

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Type	Date	Status	Comments	Inspector
100 Bldg Pre-Construction		Open		Residential No Inspector
101 Building Layout		Open		Residential No Inspector
102 Foundation		Open		Residential No Inspector
103 Framing		Open		Residential No Inspector
104 Insulation		Open		Residential No Inspector
105 Wallboard		Open		Residential No Inspector
106 Fire Resistance-Rated Const		Open		Residential No Inspector
109 TCO Occupancy		Open		Residential No Inspector
110 Termite Inspection		Open		Residential No Inspector
112 Final Building		Open		Residential No Inspector
114 Continuance of work		Open		Residential No Inspector
Deficiencies		Open		Residential No Inspector

EXHIBIT

"F"

**Plans of Proposed Project
Prepared and signed by a registered
Architect (myself), and "red-stamped"
approved by the City under Building
Permit 2020-113967 BP**

BIELAMOWICZ RESIDENCE GARAGE RENOVATION

2111 Wilson Street, Austin, Texas 78704

SHEET INDEX

NUMBER	SHEET NAME	ORIG ISSUE	CURRENT	REV
A-001	PLOT PLAN AND CODE INFORMATION	6/19/2020	6/19/2020	
A-101-A	PHASE "A" DEMOLITION AND FLOOR PLAN	6/19/2020	6/19/2020	
A-101-B	PHASE "B" DEMOLITION AND FLOOR PLAN	6/19/2020	6/19/2020	
A-102	CEILING PLAN AND ROOF PLAN	6/19/2020	6/19/2020	
A-201	EXTERIOR ELEVATIONS	6/19/2020	6/19/2020	
A-301	BUILDING SECTIONS	6/19/2020	6/19/2020	
A-302	WALL SECTIONS	6/19/2020	6/19/2020	
A-501	WINDOW SCHEDULE AND DETAILS	6/19/2020	6/19/2020	
A-502	DOOR SCHEDULE AND DETAILS	6/19/2020	6/19/2020	
A-503	ROOF DETAILS	6/19/2020	6/19/2020	
A-601	FINISH PLAN AND FINISH LEGEND	6/19/2020	6/19/2020	
A-701	ARCHITECTURAL SPECIFICATIONS	6/19/2020	6/19/2020	
A-702	ARCHITECTURAL SPECIFICATIONS	6/19/2020	6/19/2020	
E-101	ELECTRICAL PLAN AND SCHEDULES	6/19/2020	6/19/2020	



6/19/2020

ARCHITECT: **PAUL A. BIELAMOWICZ, AIA, LEED AP** Texas Architect Reg. #19917 2111 Wilson Street, Austin, Texas 78704 (512) 484-3990

City of Austin
REVIEWED FOR CODE COMPLIANCE

ISSUED FOR CONSTRUCTION - JUNE 19, 2020

ZONING INFORMATION

ZONING USE DESIGNATION:	SF-3 NP	NOTES ON EXISTING NON-CONFORMANCE:
MIN. LOT SIZE:	5,750 SF	- LOT IS AN EXISTING NON-CONFORMING LOT, (WIDTH <50') PLATTED PRIOR TO 1946.
MIN. LOT WIDTH:	50'	- HOUSE IS AN EXISTING NON-CONFORMING STRUCTURE (SIDE-YARD SETBACK), BUILT IN 1930. THE HOUSE IS NOT PART OF THIS PROJECT.
MAX. HEIGHT:	35'	- GARAGE IS AN EXISTING NON-CONFORMING STRUCTURE (SIDE YARD AND REAR SETBACKS), BUILT IN 1930.
MINIMUM SETBACKS:		
FRONT YARD:	25'	
STREET SIDE YARD:	15'	
INTERIOR SIDE YARD:	5'	
REAR YARD:	10'	
- ACCESSORY STRUCTURES	5'	
MAXIMUM BUILDING COVERAGE:	40 %	
MAXIMUM IMPERVIOUS COVER:	45 %	

SITE AREAS

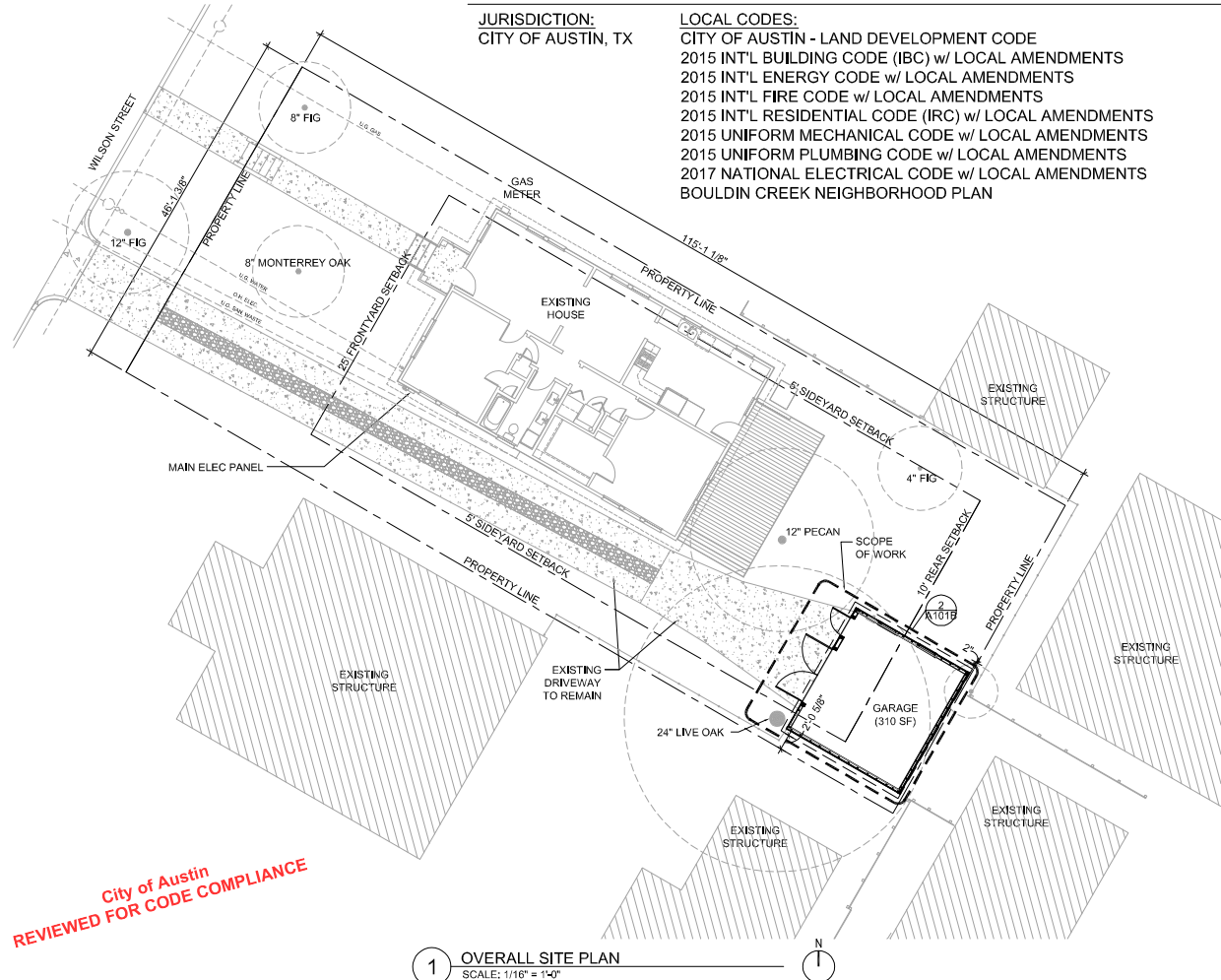
TOTAL SITE AREA:	5,323 SF	IMPERVIOUS COVER	
STRUCTURES		HOUSE	1,092 SF
EXISTING HOUSE:	1,092 SF	GARAGE	310 SF
GARAGE:	310 SF	FRONT PORCH	26 SF
PORCH:	26 SF	DRIVEWAY	705 SF
		BACK DECK (@50%)	106 SF
		FRONT WALKWAY	136 SF
		A/C PAD	8 SF
ALLOWED BLDG COVERAGE:	40%	IMPERVIOUS AREA	2,383 SF
BUILDING COVERAGE:	26.8%	ALLOWED IMPERVIOUS %:	45%
NOTES:		ACTUAL IMPERVIOUS %:	44.8%
- DECK IS COUNTED AT 50% PERVIOUS			



2 LOCATION PLAN
NOT TO SCALE

REGULATORY INFORMATION

JURISDICTION:	LOCAL CODES:
CITY OF AUSTIN, TX	CITY OF AUSTIN - LAND DEVELOPMENT CODE
	2015 INT'L BUILDING CODE (IBC) w/ LOCAL AMENDMENTS
	2015 INT'L ENERGY CODE w/ LOCAL AMENDMENTS
	2015 INT'L FIRE CODE w/ LOCAL AMENDMENTS
	2015 INT'L RESIDENTIAL CODE (IRC) w/ LOCAL AMENDMENTS
	2015 UNIFORM MECHANICAL CODE w/ LOCAL AMENDMENTS
	2015 UNIFORM PLUMBING CODE w/ LOCAL AMENDMENTS
	2017 NATIONAL ELECTRICAL CODE w/ LOCAL AMENDMENTS
	BOULDIN CREEK NEIGHBORHOOD PLAN



1 OVERALL SITE PLAN
SCALE: 1/16" = 1'-0"

ORIG. ISSUE DATE: 2020-06-19
SCALE: 1/16" = 1'-0"
DRAWN BY: PAB
FILE NAME: 2018-01-A001.dwg

PAUL BIELAMOWICZ, AIA, LEED AP
2111 Wilson Street
Austin, Texas 78704
(512) 484-3990

REVISION HISTORY

REV.	DESCRIPTION	DATE

GARAGE RENOVATION

Bielamowicz Residence
2111 Wilson Street
Austin, Texas 78704



PLOT PLAN AND CODE INFORMATION

A-001

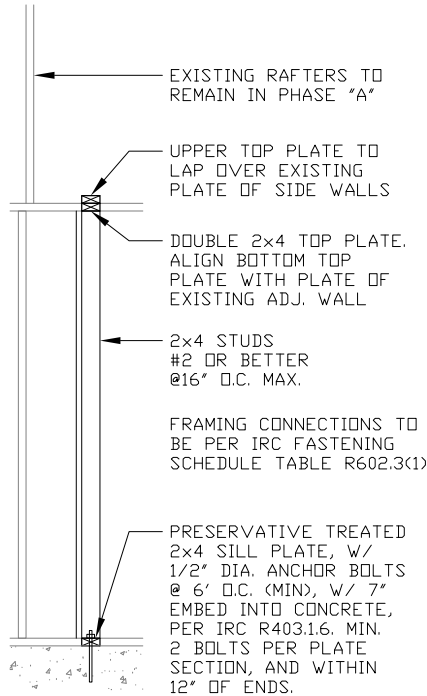
PHASE "A" FLOOR PLAN KEYED NOTES

- ① NEW 2x4 STUD WALL
- ② PROVIDE ADD'L 2x4 STUDS IN EXISTING WALL AS NEEDED. FASTEN NEW WALL TO EXISTING WALL PER IRC TABLE R602.3(1) FASTENING SCHEDULE, LINE 9.

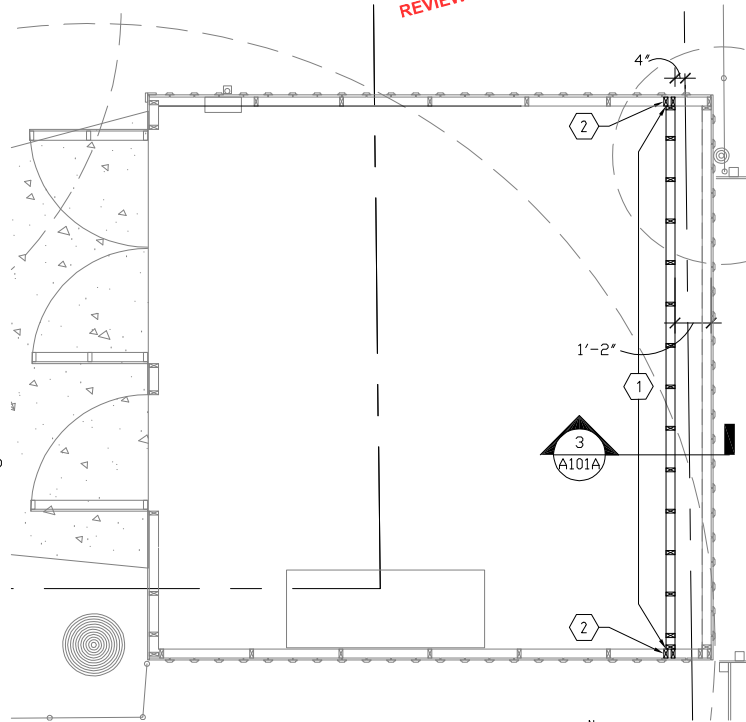
PHASE "A" DEMOLITION PLAN KEYED NOTES

- ① DEMO INTERIOR CLOSET AND CLOSET DOORS
 - ② DEMO EXISTING CLOSET LIGHT. REMOVE WIRING BACK TO SUB-PANEL
 - ③ SUB-PANEL TO REMAIN IN PHASE A
 - ④ EXISTING FENCE TO REMAIN (TYP.)
 - ⑤ EXISTING TREE TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION.
- GENERAL NOTE: ALL ITEMS SHOWN IN GREY ON THIS PAGE ARE "EXISTING TO REMAIN" IN PHASE "A"

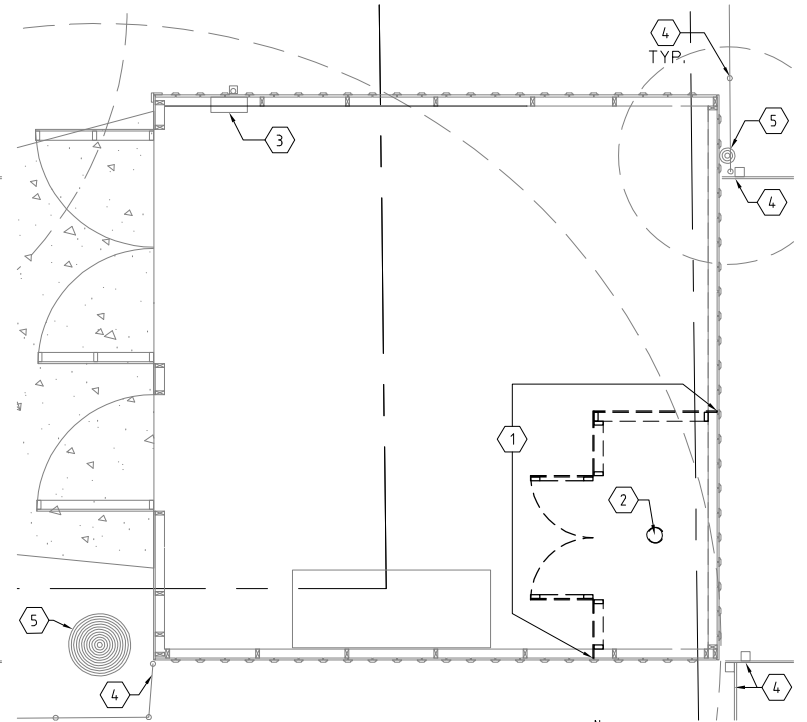
City of Austin
REVIEWED FOR CODE COMPLIANCE



③ WALL FRAMING SECTION
SCALE: 1/2" = 1'-0"



② PHASE "A" FLOOR PLAN
SCALE: 1/4" = 1'-0"



① PHASE "A" DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

ORIG. ISSUE DATE: 2020-06-19
SCALE: 1/4" = 1'-0"
DRAWN BY: PAB
FILE NAME: 2018-01-A101-A.dwg

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GARAGE RENOVATION

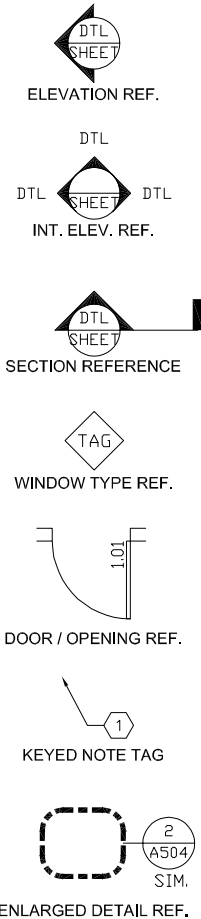
Bielamowicz Residence
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Austin, Texas 78704



PHASE "A" DEMO AND FLOOR PLAN

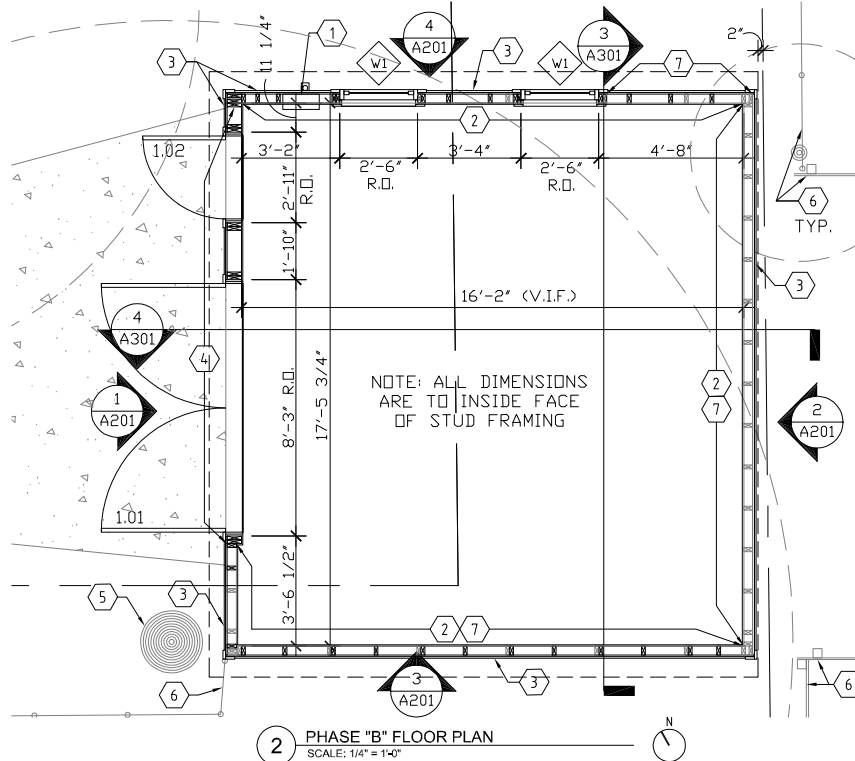
A-101-A

SYMBOL LEGEND



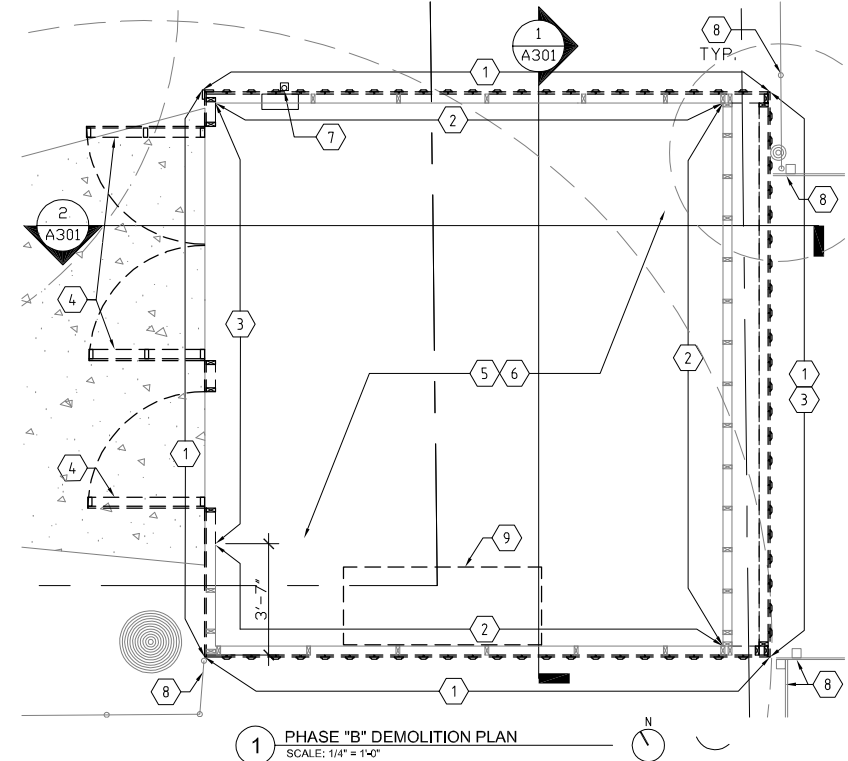
PHASE "B" FLOOR PLAN KEYED NOTES

- ① NEW ELEC SUB-PANEL. RE: E-101
 - ② PROVIDE ADD'L 2x4 STUDS TO ACHIEVE SPACING OF 16" O.C. AND FRAME NEW OPENINGS, RE: FRAMING DETAIL 5/A501
 - ③ PROVIDE SHEATHING, HOUSE WRAP, LAP SIDING, AND STUCCO SKIRT, ALL 4 WALLS. RE: ELEVS ON A-201 & SECTIONS ON A-301.
 - ④ 2x6 STUD FRAMING, RE: DETAIL 6/A501
 - ⑤ EXISTING OAK TREE TO REMAIN. PROTECT FROM DAMAGE.
 - ⑥ EXISTING FENCE TO REMAIN
 - ⑦ WALLS WITHIN 5' OF PROPERTY LINE TO BE 1-HR FIRE RATED PER INTERTEK JH/FCS 60-04
- ALL WOOD FRAMING TO BE BUILT IN ACCORDANCE WITH THE PRESCRIPTIVE REQUIREMENTS OF THE 2015 IRC



PHASE "B" DEMOLITION PLAN KEYED NOTES

- ① DEMO ALL EXTERIOR SIDING AND TRIM.
- ② WALL FRAMING TO REMAIN.
- ③ WALL FRAMING TO BE DEMO'ED
- ④ DEMO EXISTING DOORS AND FRAMES
- ⑤ DEMO ROOFING AND ROOF FRAMING. TOP PLATE OF EXTERIOR WALLS TO REMAIN. BRACE EXT WALLS PRIOR TO ROOF DEMO.
- ⑥ EXISTING CONC. FLOOR SLAB TO REMAIN.
- ⑦ EXISTING ELEC CONDUIT TO REMAIN. SUB-PANEL TO BE REMOVED AND REPLACED. RE: E-101 FOR ELEC WORK. TURN OFF MAIN AT HOUSE PRIOR TO START OF ELEC WORK.
- ⑧ EXISTING FENCE TO REMAIN
- ⑨ DEMO EXISTING WORKBENCH



ORIG. ISSUE DATE: 2020-06-19
SCALE: 1/4" = 1'-0"
DRAWN BY: PAB
FILE NAME: 2018-01-A101-B.dwg

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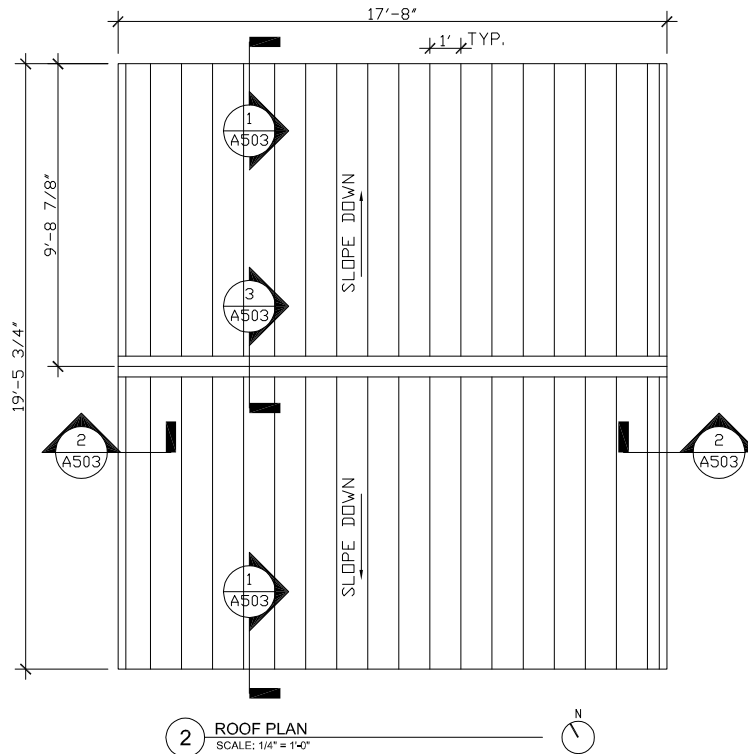
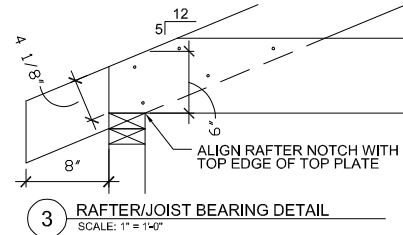
GARAGE RENOVATION

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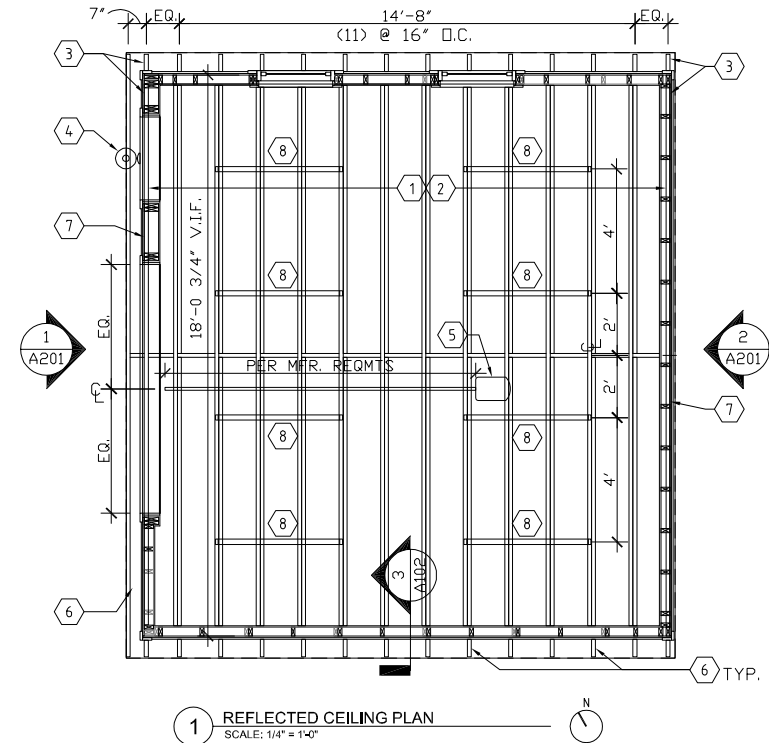
PHASE "B" DEMO AND FLOOR PLAN

A-101-B



CEILING PLAN KEYED NOTES

- ① 2x8 CEILING JOISTS, NO.2 MIN., @ 16" O.C., PER IRC R802.4(1)
- ② 2x6 RAFTERS, NO.2 MIN., @ 16" O.C., PER IRC R802.5.1(1)
- ③ ALIGN FACE OF END RAFTER WITH FACE OF WALL FRAMING. RE: A-301
- ④ EXT. WALL SCONCE, RE: E-101 FOR PRODUCT, RE: A-201 FOR HEIGHT
- ⑤ ELEC. DOOR OPENER, RE: E-101. PROVIDE BLOCKING AS REQ'D.
- ⑥ PAINT RAFTER TAILS AND SOFFITS PT-2
- ⑦ INFILL GABLE ENDS WITH 2x STUD FRAMING, RE: SECTIONS
- ⑧ LED STRIP LIGHTS, SURFACE MOUNT UNDERSIDE OF TRUSSES, RE: E-101



ORIG. ISSUE DATE: 2020-06-19
SCALE: 1/4" = 1'-0"
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FILE NAME: 2018-01-A102.dwg

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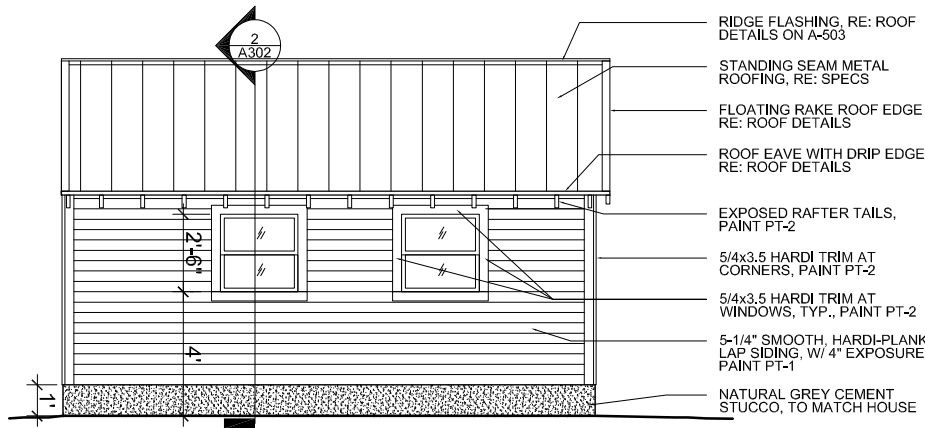
GARAGE RENOVATION

City of Austin
Bielamowicz Residence
2111 Wilson Street
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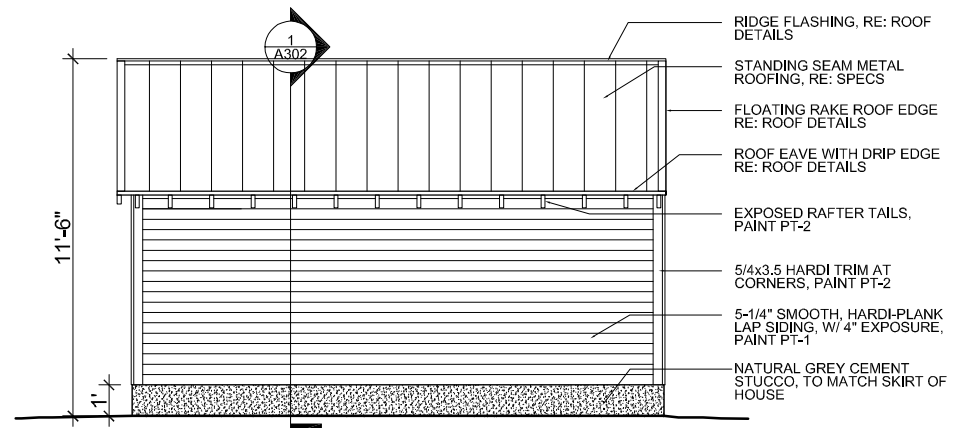


CEILING PLAN AND ROOF PLAN

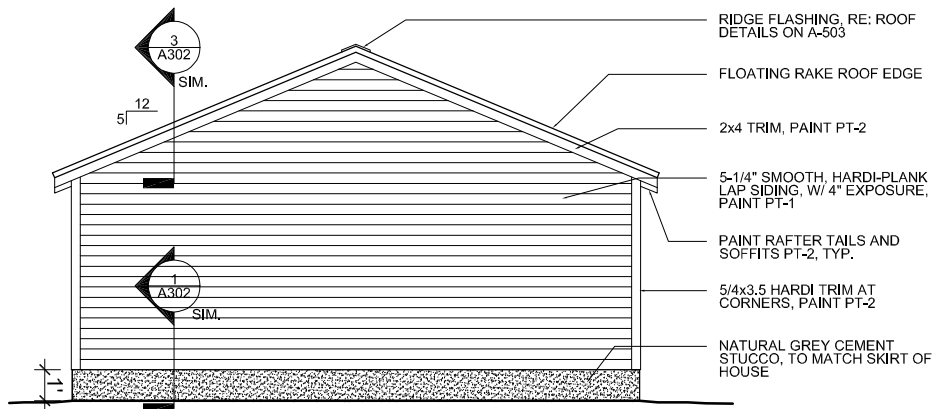
A-102



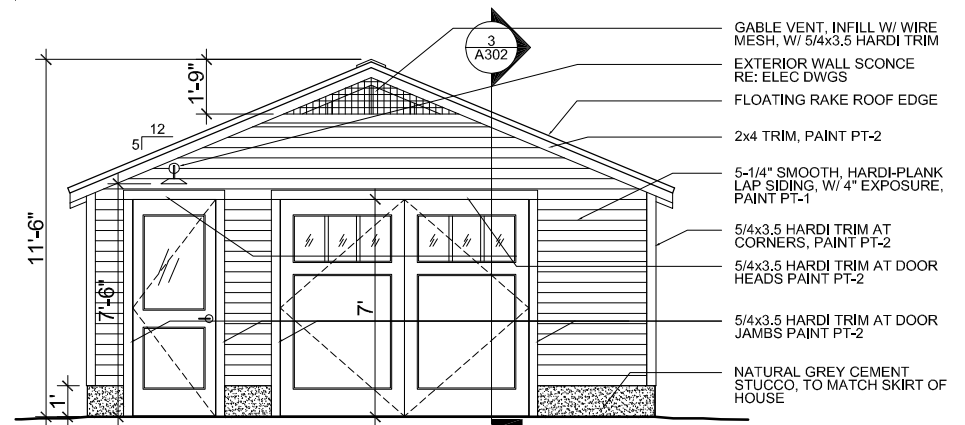
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

ORIG. ISSUE DATE: 2020-06-19
SCALE: 1/8" = 1'-0"
DRAWN BY: PAB
FILE NAME: 2018-01-A201.dwg

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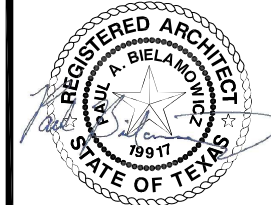
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GARAGE RENOVATION

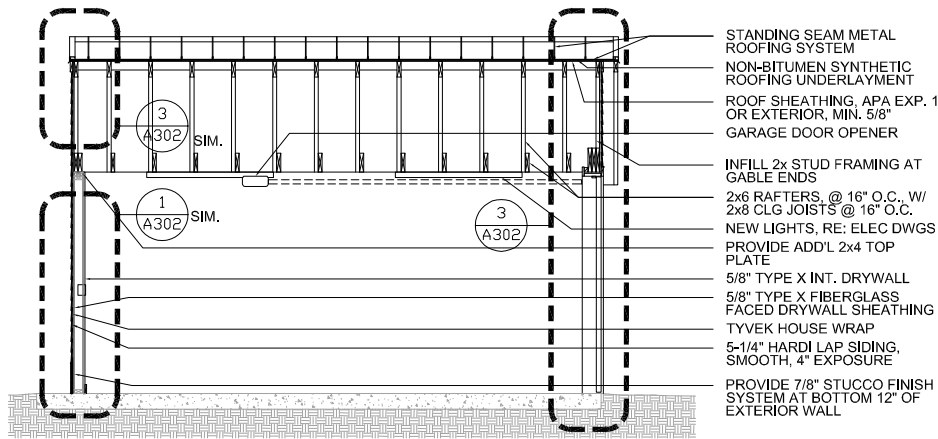
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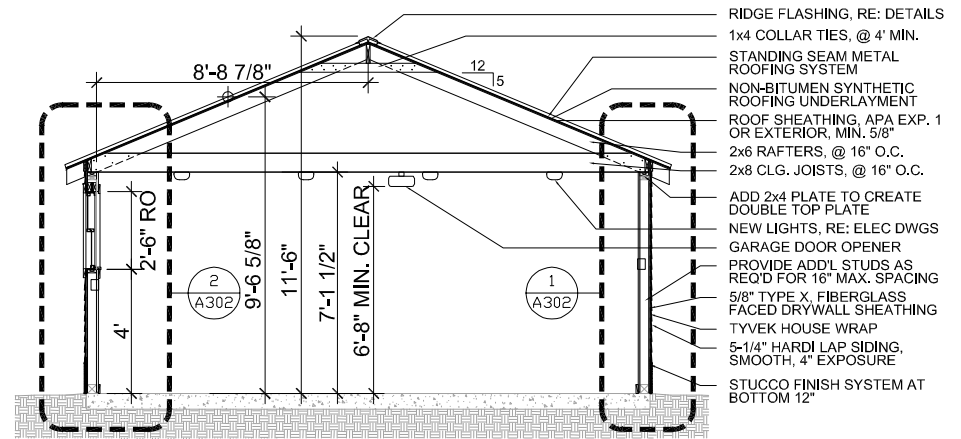
6/19/2020

BUILDING ELEVATIONS

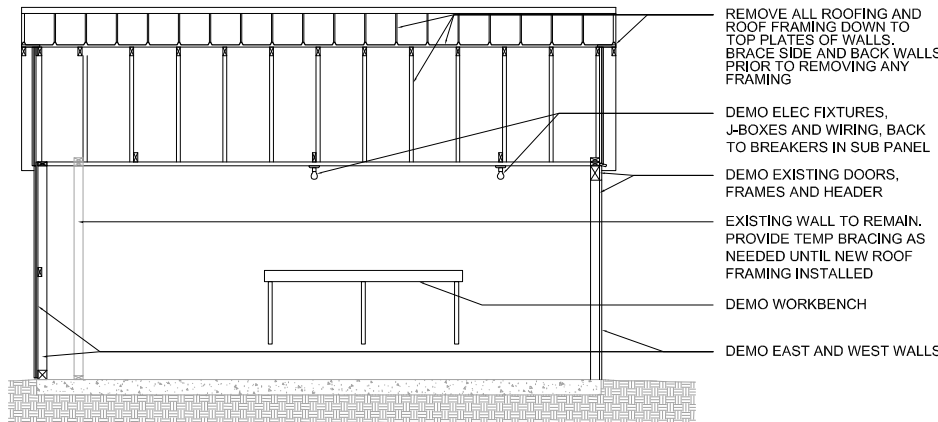
A-201



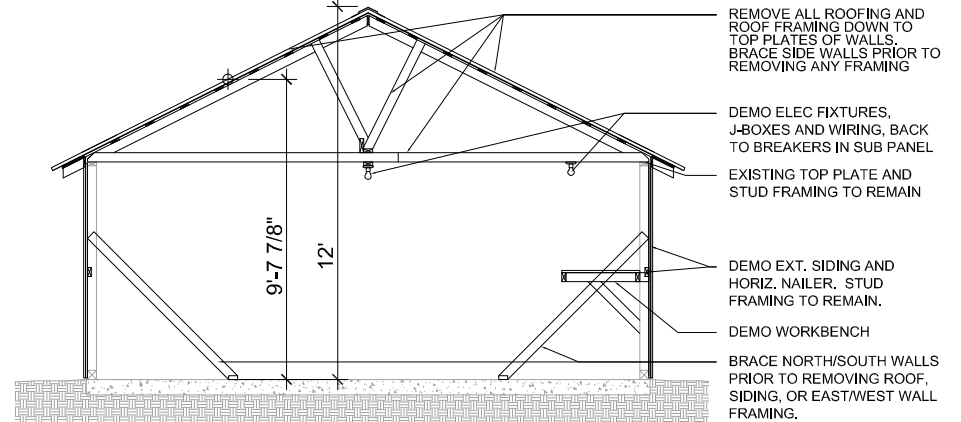
4 BUILDING SECTION - NEW
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION - NEW
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION - DEMO
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION - DEMO
SCALE: 1/4" = 1'-0"

ORIG. ISSUE DATE: 2020-06-19
SCALE: 1/4" = 1'-0"
DRAWN BY: PAB
FILE NAME: 2018-01-A301.dwg

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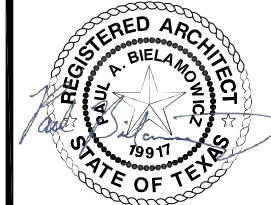
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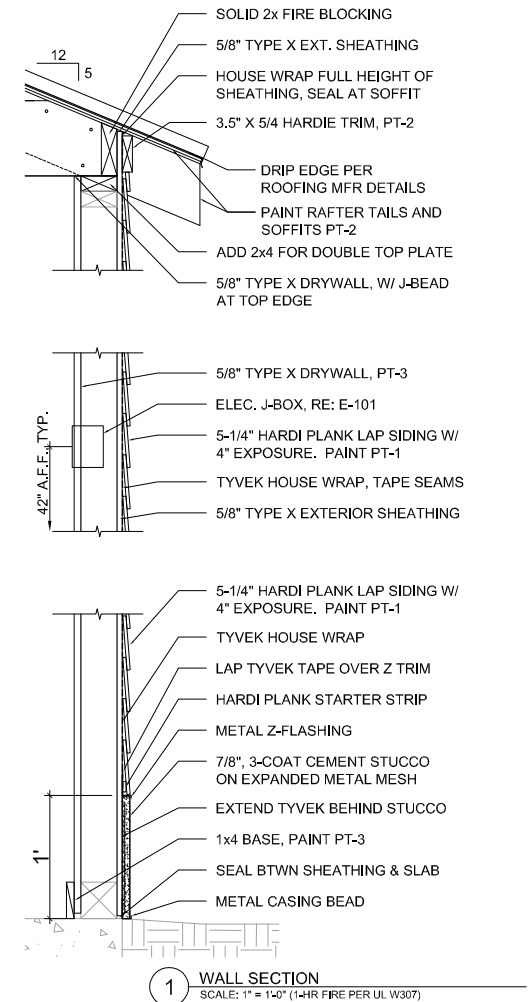
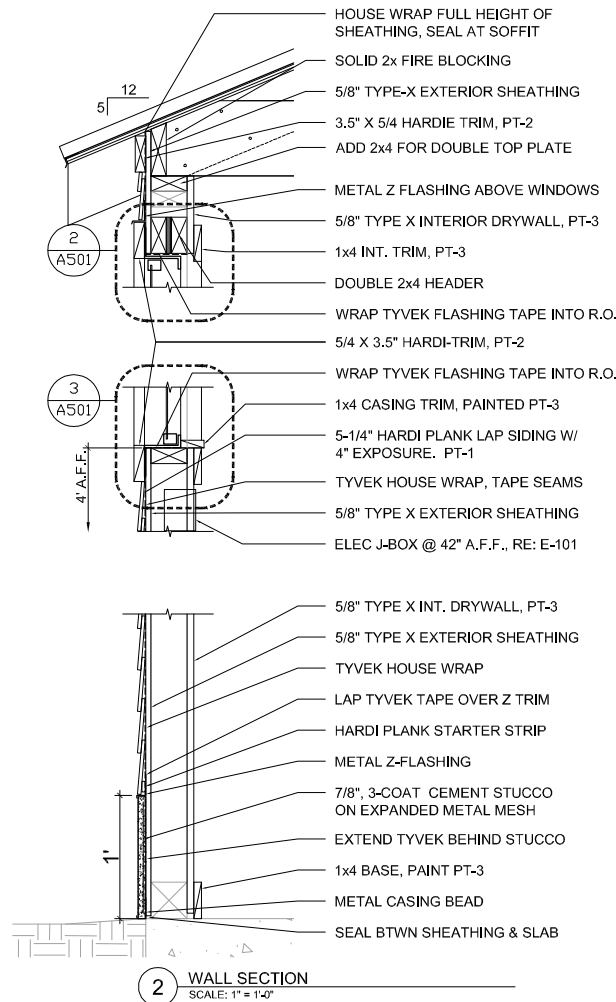
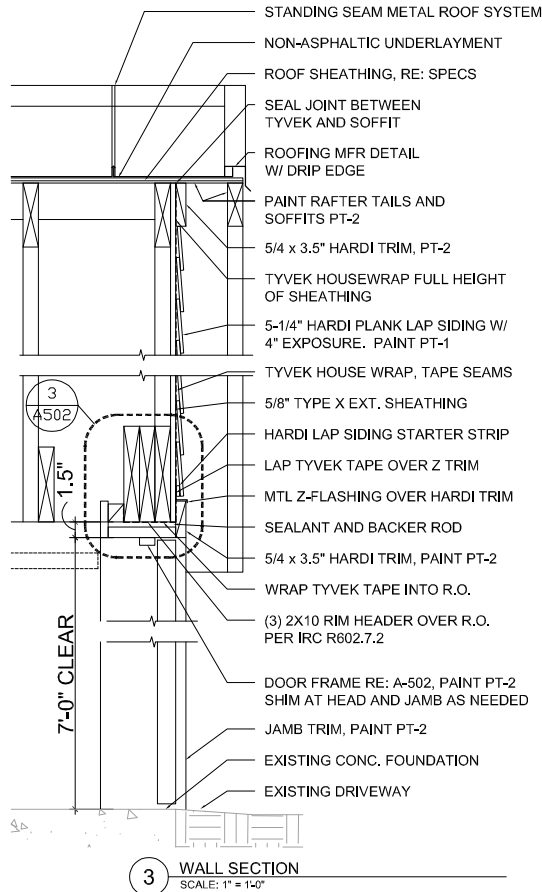


6/19/2020

BUILDING SECTIONS

A-301

ALL EXTERIOR WALLS WITHIN 5' OF PROPERTY LINES ARE DESIGNED PER THE 1-HOUR UL TESTED ASSEMBLY UL W307, TESTED PER UL 263 WITH EXPOSURE FROM BOTH SIDES, MEETING IRC TABLE R302.1(1). THE DATA SHEET FOR UL W307 IS ATTACHED TO THE PERMIT APPLICATION.



ORIG. ISSUE DATE: 2020-06-19
SCALE: 1" = 1'-0"
DRAWN BY: PAB
FILE NAME: 2018-01-A302.dwg

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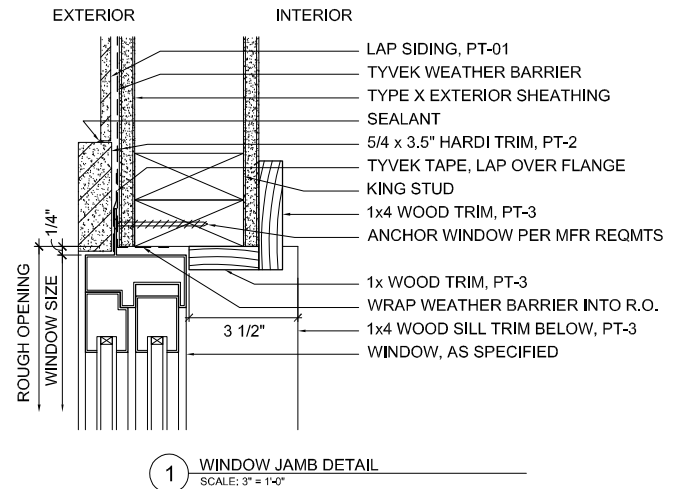
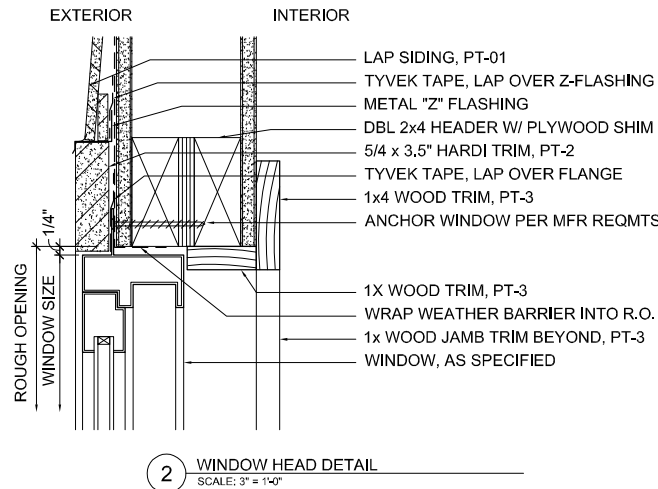
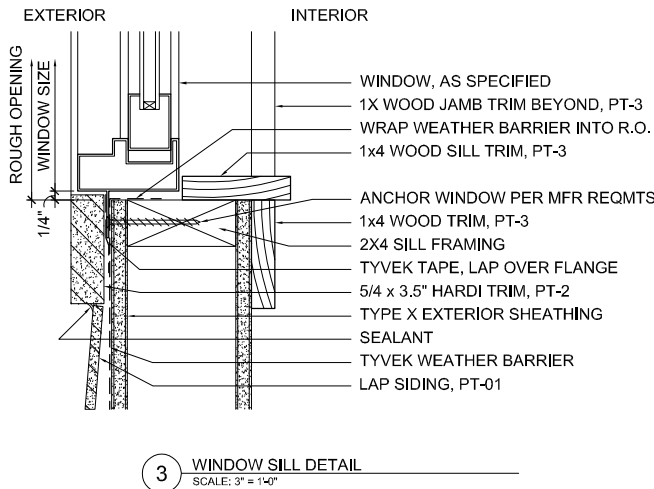
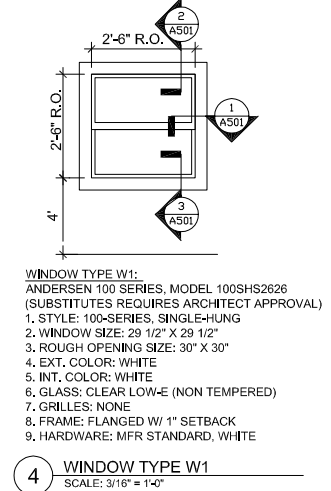
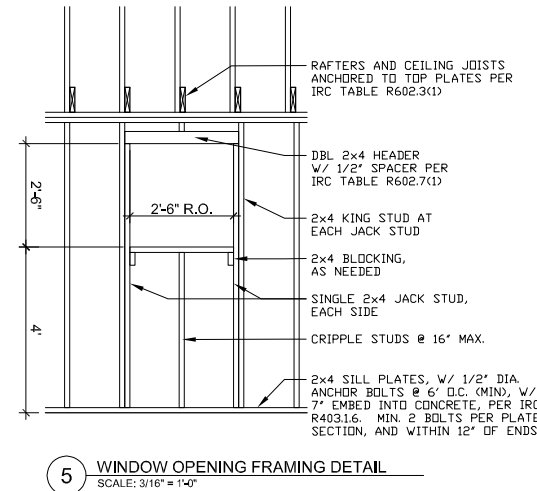
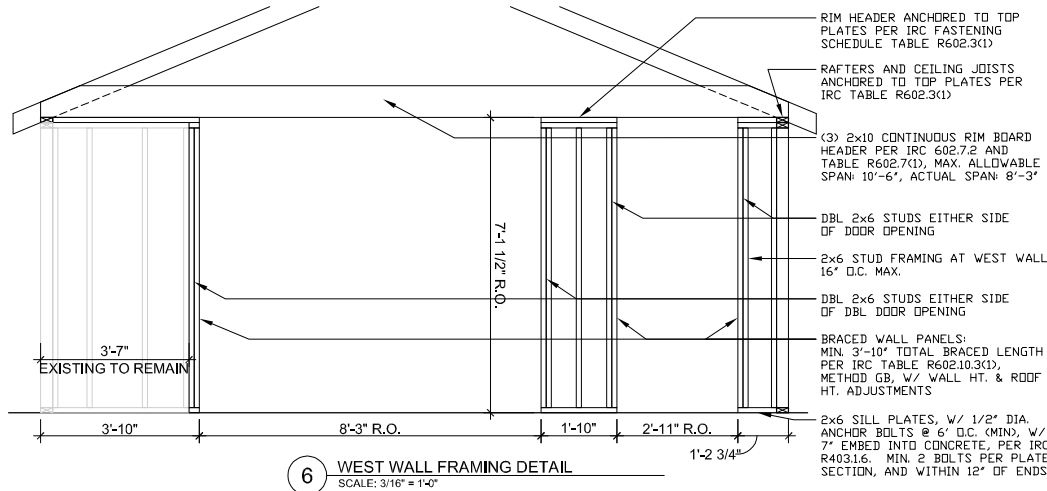
GARAGE RENOVATION

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Austin, Texas 78704



WALL SECTIONS

A-302



ORIG. ISSUE DATE: 2020-06-19
SCALE: 3" = 1'-0"
DRAWN BY: PAB
FILE NAME: 2018-01-A501.dwg

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2111 Wilson Street
Austin, Texas 78704
(512) 484-3990

REVISION HISTORY

REV.	DESCRIPTION	DATE

City of Austin
REVIEWED FOR CODE COMPLIANCE

GARAGE RENOVATION

Bielamowicz Residence
2111 Wilson Street
Austin, Texas 78704

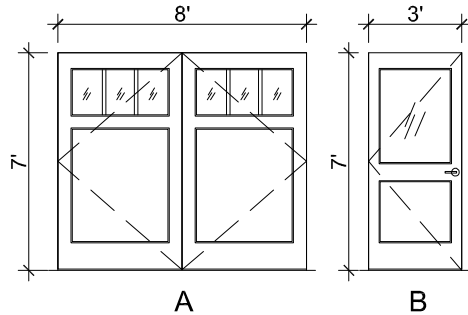


6/19/2020

WINDOW AND WALL FRAMING DETAILS

A-501

DOOR TYPES



DOOR SCHEDULE, HARDWARE SETS, AND NOTES

DOOR NO.	DOOR					FRAME					HDWR. SET	FIRE LABEL
	TYPE	WIDTH	HEIGHT	THICK.	MATL.	MATL.	HEAD	JAMB	JAMB	SILL		
1.01	A	8'-0" PR	7'-0"	1-3/4"	WD	WD	3/A502	2/A502	2/A502 (SIM)	1/A502	HW-1	N/A
1.02	B	3'-0"	7'-0"	1-3/4"	WD	WD	3/A502	2/A502	2/A502 (SIM)	1/A502	HW-2	N/A

HARDWARE SET #1 - OUTSWING CARRIAGE DOORS

QTY.	ITEM	MFR.	MODEL	FINISH	NOTES
8	HINGES	PBB	4B51-NRP	US32D	4.5"x4", SQUARE CORNERS
2	BOTTOM SEAL	PEMCO	313AN	GREY	FULLY MORTISED, 48"
1	WEATHERSTRIP	PEMCO	P-50W	WHITE	HEAD AND JAMBS
1	WEATHERSTRIP	PEMCO			ASTRAGAL
2	FLUSH BOLTS	HAGER	275D	S.S.	MOUNT AT HEAD

HARDWARE SET #2 - EXTERIOR ENTRANCE DOOR

QTY.	ITEM	MFR.	MODEL	FINISH	NOTES
1	EXT. HANDLESET	KWIKSET	800SE	15	SHELBURNE, SATIN NICKLE
1	INT. TRIM	KWIKSET	966TNL	15	TUSTIN, SATIN NICKLE
4	HINGES	PBB	BB51-NRP	US32D	4"x4", SQUARE CORNERS
1	BOTTOM SEAL	PEMCO	313AN	GREY	FULLY MORTISED, 36"
1	WEATHERSTRIP	PEMCO	P-50W	WHITE	HEAD AND JAMBS
1	KICKPLATE	ROCKWOOD	K1050	630 SS	8"x34", SATIN STAINLESS STL.

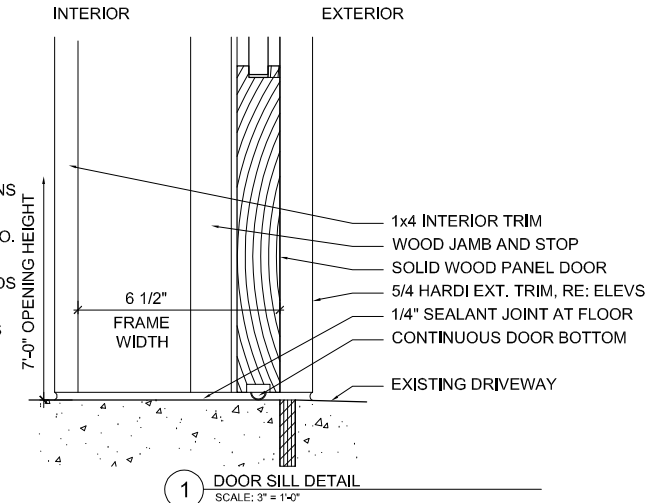
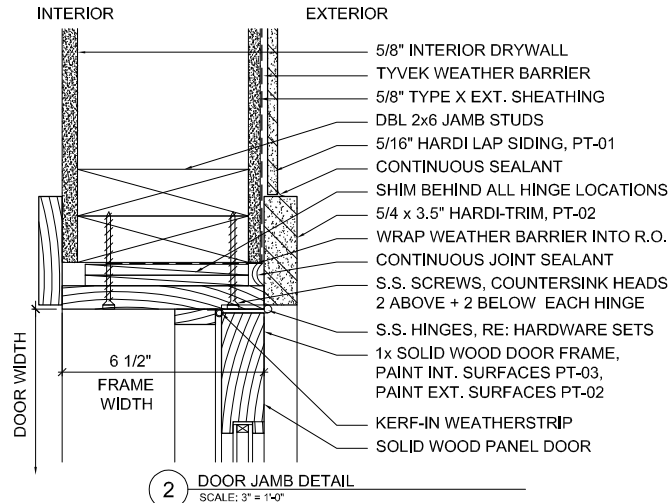
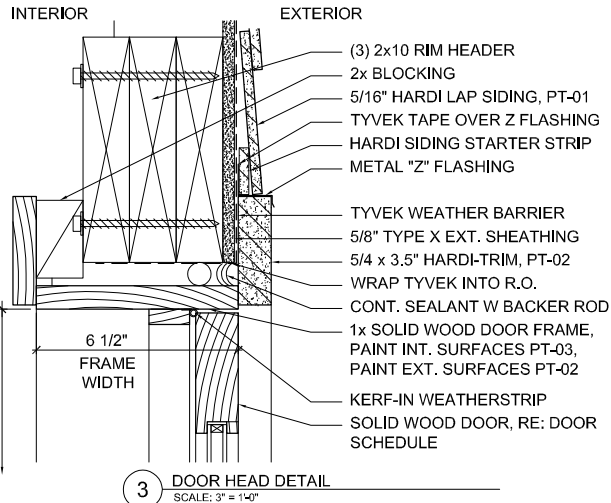
DOOR SPECIFICATION NOTES

1. DOOR TYPE "A" TO BE PAIR OF DOORS, EACH LEAF TO BE SIMPSON #6813, 1-3/4" THICK EXT. GRADE WOOD DOORS, SINGLE PANEL/THREE LITE W/ CLEAR 3/4" INSULATED GLASS (TDL), SQUARE STICKING, IN STAIN GRADE DOUGLAS FIR. EQUAL DOORS BY OTHER MANUFACTURERS ACCEPTABLE WITH ARCHITECTS APPROVAL

2. DOOR TYPE "B" TO BE SIMPSON #7081, 1-3/4" THICK EXT. GRADE WOOD DOOR, HALF-LITE W/ CLEAR 3/4" INSULATED GLASS, SQUARE STICKING, IN STAIN GRADE DOUGLAS FIR. EQUAL DOORS BY OTHER MANUFACTURERS ACCEPTABLE WITH ARCHITECTS APPROVAL

3. WOOD DOOR FINISH TO BE AS FOLLOWS:

- ONE COAT WOOD CONDITIONER
- ONE COAT MINWAX ENGLISH CHESTNUT STAIN
- 3-COATS MINWAX CLEAR SATIN SPAR URETHANE, LIGHT SANDING BETWEEN EACH COAT



ORIG. ISSUE DATE: 2020-06-19
SCALE: 3" = 1'-0"
DRAWN BY: PAB
FILE NAME: 2018-01-A502.dwg

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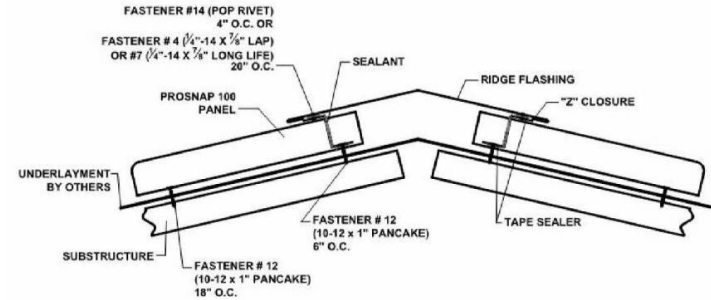


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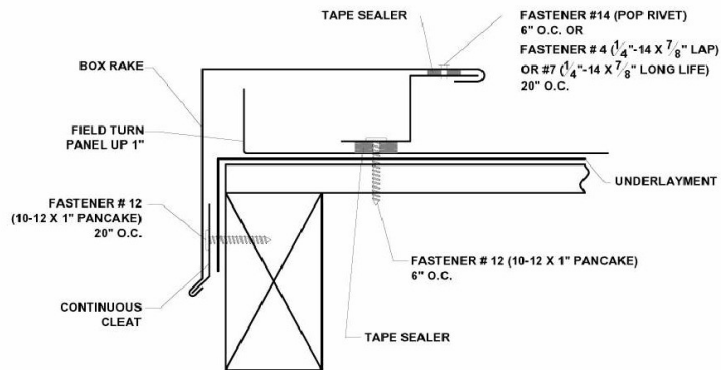
DOOR SCHEDULE AND DETAILS

A-502

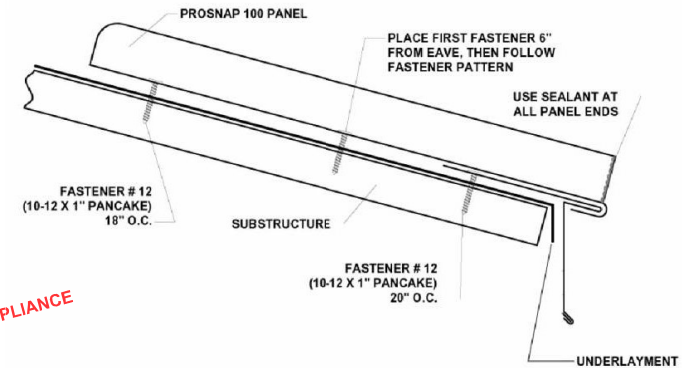
NOTE: DETAILS ON THIS PAGE ARE TAKEN FROM THE INSTALLATION INSTRUCTIONS FOR THE PROSNAP 100 ROOFING SYSTEM BY CENTRAL TEXAS METAL ROOFING SUPPLY CO., INC.



3 RIDGE DETAIL
SCALE: 6" = 1'-0"



2 TYPICAL FIXED RAKE EDGE DETAIL
SCALE: 6" = 1'-0"



1 TYPICAL EAVE DETAIL
SCALE: 6" = 1'-0"

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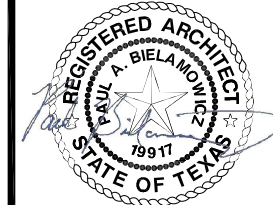
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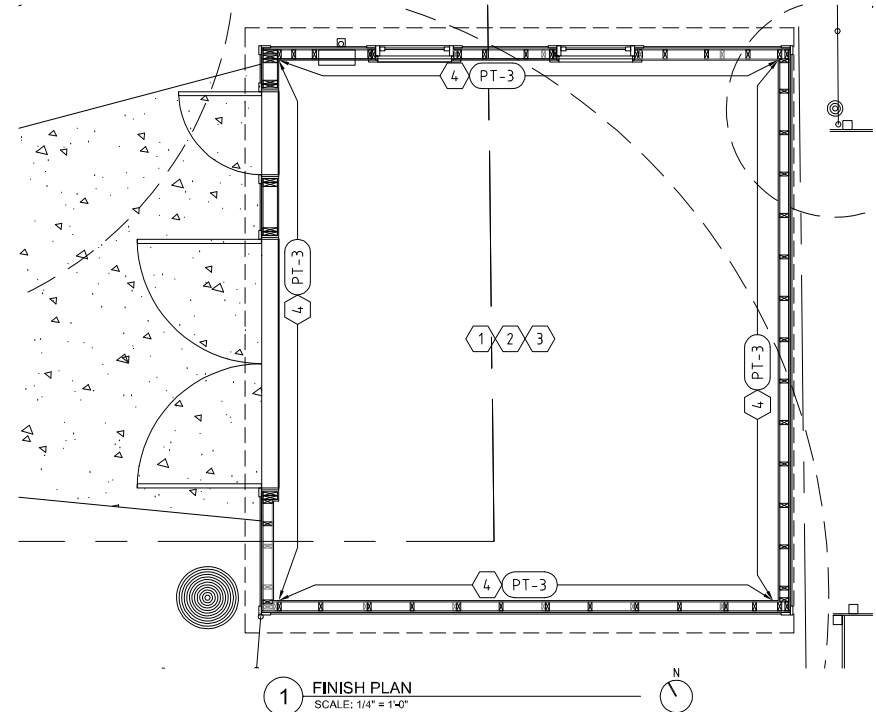
ROOF DETAILS

A-503

FINISH LEGEND					
TAG	MATERIAL	MANUFACTURER	SERIES	COLOR / NUMBER	COMMENTS
PT-01	EXT. LATEX PAINT	SHERWIN WILLIAMS	DURATION SERIES / FLAT	RYEGRASS / SW 6423	EXTERIOR SIDING
PT-02	EXT. LATEX PAINT	SHERWIN WILLIAMS	DURATION SERIES / SATIN	DOVER WHITE / SW 6385	EXTERIOR TRIM
PT-03	INT. LATEX PAINT	SHERWIN WILLIAMS	HARMONY SERIES / EG SHEL	DOVER WHITE / SW 6385	INTERIOR WALLS & TRIM
WD-01	STAINED WOOD	MINWAX	HELMSMAN SPAR URETHANE	CLEAR SATIN OVER ENGLISH CHESTNUT STAIN	WOOD DOORS (RE: DOOR NOTES)

FINISH PLAN GENERAL NOTES

- NO APPLIED FLOOR FINISH OVER EXISTING CONCRETE FLOOR
- NO APPLIED CEILING FINISH. ROOF FRAMING AND UNDERSIDE OF ROOF DECKING TO BE EXPOSED TO VIEW
- ALL BASE AND CASING TRIM TO BE PAINT GRADE WOOD 1x4, POPLAR OR PINE
- PROVIDE INTERIOR DRYWALL UP TO TOP PLATE OF ALL WALLS. PROVIDE CASING BEAD AT TOP EDGE OF DRYWALL.
- PROVIDE 1x4 WOOD BASE, TYP., PAINTED PT-3. REFER TO A-501 & A-502 FOR WINDOW AND DOOR TRIM



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ORIG. ISSUE DATE: 2020-06-19
SCALE: 1/4" = 1'-0"
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REVISION HISTORY

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GARAGE RENOVATION

Bielamowicz Residence
2111 Wilson Street
Austin, Texas 78704



FINISH PLAN AND FINISH LEGEND

A-601

PROJECT SPECIFICATIONS**DIVISION 1 - GENERAL REQUIREMENTS**

1. CODES: ALL WORK SHALL COMPLY WITH THE TECHNICAL CODES ADOPTED BY THE CITY OF AUSTIN, INCLUDING LOCAL AMENDMENTS.
2. NO SUBSTITUTIONS WITHOUT WRITTEN APPROVAL OF ARCHITECT.

DIVISION 2 - SITEWORK

1. PROVIDE TREE PROTECTION AS REQUIRED BY CITY OF AUSTIN
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND APPROPRIATE DISPOSAL OF ALL DEMOLISHED MATERIALS

DIVISION 3 - CONCRETE

NOT USED

DIVISION 6 - WOOD AND PLASTICS**06100 ROUGH CARPENTRY**

1. FRAMING MEMBERS TO BE MIN. NO. 2 GRADE, SYP., S4S
2. USE MOISTURE RESISTANT, PRESERVATIVE TREATED WHERE INDICATED, YELLA WOOD OR EQUAL
3. PROVIDE 2x BLOCKING AS NEEDED AT CEILING AND WALL HUNG FIXTURES AND DEVICES

06160 SHEATHING

1. EXTERIOR WALL SHEATHING SHALL BE 5/8", TYPE-X, GLASS-MAT FACED, AS LISTED IN UL DESIGN NO. W307
ACCEPTABLE MANUFACTURERS:
- CERTAINTED GYPSUM
- AMERICAN GYPSUM
- GEORGIA PACIFIC
- NATIONAL GYPSUM
- USG
2. ROOF DECKING SHALL BE 5/8" CDX EXTERIOR GRADE PLYWOOD
NO ADDED UREA FORMALDEHYDE

06200 FINISH CARPENTRY

1. INT. BASE AND CASING TRIM TO BE PAINT GRADE WOOD 1X4.
PINE OR POPLAR

DIVISION 7 - THERMAL AND MOISTURE PROTECTION**07270 WEATHER BARRIERS**

1. WEATHER BARRIER TO BE DUPONT TYVEK HOMEWRAP
- MECH. FASTEN PER MFR'S INSTRUCTIONS, TAPE ALL SEAMS
2. TAPE/FLASHING IS TO BE DUPONT TYVEK FLEX WRAP
- WRAP SILLS, JAMBS AND HEADS OF ALL ROUGH OPENINGS
3. METAL FLASHINGS AND DRIP EDGES TO BE GALVANIZED OR STAINLESS STEEL, MINIMUM 25 GAUGE.
- INSTALL METAL Z-FLASHING AT HEADS OF ALL EXT. WINDOWS AND DOORS, AND AT TRANSITION BETWEEN SIDING AND STUCCO SKIRT

07310 ROOFING

1. STANDING SEAM METAL ROOFING
- PROVIDE PRO-SNAP 100 BY CENTRAL TEXAS METAL ROOFING SUPPLY, OR ARCHITECT APPROVED EQUAL
- 12" WIDE, 24 GA. PANELS
- FINISH: KYNAR 500 PVDF RESIN W/ 30-YR WARRANTY
- COLOR: STONE WHITE
- PROVIDE CONTINUOUS DRIP EDGES, AND SEALED RIDGE
2. UNDERLAYMENT, #30 NON-BITUMEN SYNTHETIC, PER ASTM D226, TYPE 2

07460 CEMENT BOARD LAP SIDING

1. CEMENT BOARD SIDING TO BE HARDI-PLANK LAP SIDING
- SMOOTH SURFACE (NO TEXTURE)
- 5/16" THICK, 5-1/4" (4" EXPOSURE)
- FACTORY PRIMED. FIELD APPLY PRIMER ON ANY FIELD CUTS
- BLIND NAIL, WITH STARTER STRIPS AT FIRST PLANK
- PROVIDE METAL FLASHING AT BUTT SEAMS BETWEEN BOARDS
- INSTALL PER MFR'S HZ-10 INSTALLATION INSTRUCTIONS
2. EXTERIOR TRIM BOARDS TO BE HARDI-TRIM CEMENT BOARD
- NOMINAL 5/4" SIZES AS PER DRAWINGS
- FACTORY PRIMED. FIELD APPLY PRIMER ON ANY FIELD CUTS
- INSTALL PER MFR'S HZ-10 INSTALLATION INSTRUCTIONS

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PROJECT SPECIFICATIONS

A-701

DIVISION 7 - THERMAL AND MOISTURE PROTECTION (CONTINUED)

07900 JOINT SEALANTS

1. EXTERIOR CAULK/SEALANT: DAP "ALEX PLUS" ALL PURPOSE SILICON LATEX SEALANT, WHITE COLOR, PAINTABLE

DIVISION 8 - DOORS AND WINDOWS

08210 WOOD STILE AND RAIL PANEL DOORS

1. EXTERIOR WOOD STILE AND RAIL PANEL DOORS
 - SIMPSON DOORS: STYLE AND SIZES AS NOTED IN DWGS
 - DOOR THICKNESS: 1-3/4"
 - FLAT PANELS WITH SQUARE STICKING (SHAKER STYLE)
 - GLAZING TO BE INSULATED GLASS, MIN. 5/8" THICKNESS
 - PREFINISHED, WITH MANUFACTURER'S FINISH WARRANTY
 - REFER TO A-502 FOR SIZES, PANEL DESIGN, AND FINISH

08590 WINDOWS

1. ANDERSEN WINDOWS, 100 SERIES, MODEL 100SHS2626. RE: A-501

08700 DOOR HARDWARE

1. REFER TO HARDWARE SETS AS SPECIFIED ON SHEET A-502

DIVISION 9 - FINISHES

09200 CEMENT PLASTER STUCCO

1. INTENT IS TO MATCH STUCCO SKIRT OF THE HOUSE
2. PROVIDE PORTLAND CEMENT BASED, FACTORY PRE-MIXED, PRE-SANDED, ACRYLIC FIBER REINFORCED PLASTER STUCCO
3. INSTALL USING 3 COATS:
 - SCRATCH COAT - MIN. 3/8", FULLY BED IN METAL LATH
 - BROWN COAT - MIN. 3/8" THICK
 - FINISH COAT - MIN. 1/8" THICK
4. FINISH TO BE SMOOTH TROWEL FINISH
5. COLOR IS TO MATCH EXISTING GREY CEMENT COLOR ON HOUSE
6. METAL LATH TO BE GALVANIZED DIAMOND MESH
MIN. WEIGHT OF 3.4 LB PER SQ. YD.

DIVISION 9 - FINISHES (CONTINUED)

09250 INTERIOR DRYWALL

1. ACCEPTABLE MANUFACTURERS:

- CERTAINTEED GYPSUM
- AMERICAN GYPSUM
- GEORGIA PACIFIC
- NATIONAL GYPSUM
- USG

2. 5/8" THICK, TYPE-X DRYWALL PANELS, W/ TAPERED EDGES, AS LISTED IN UL DESIGN NO. W307

- USE TYPE W, 1-1/4" BUGLE-HEAD SCREWS, MIN. 8" O.C.
- TAPE AND FLOAT ALL JOINTS AND SCREW HOLES
- PROVIDE METAL CORNER BEADS AT ALL OUTSIDE CORNERS
- ALL PAINTED SURFACES TO BE TAPED & FLOATED TO SMOOTH LEVEL 4 FINISH, NO TEXTURE

09910 PAINT

1. EXTERIOR PAINT

- SHERWIN WILLIAMS - DURATION EXTERIOR ACRYLIC LATEX
- COLOR AND SHEEN PER FINISH SCHEDULE ON A-601
- MIN. TWO FINISH COATS OVER PRIMED SURFACES

2. INTERIOR PAINT

- SHERWIN WILLIAMS - HARMONY ZERO-VOC ACRYLIC LATEX
- COLOR AND SHEEN PER FINISH SCHEDULE ON A-601
- ONE COAT HARMONY LATEX PRIMER, W/ MIN. 2 FINISH COATS

09930 WOOD STAIN (FOR EXTERIOR WOOD DOORS)

- INTENT IS FOR GARAGE DOORS TO MATCH DOORS ON HOUSE
- STAIN: MINWAX OIL-BASED STAIN, COLOR: ENGLISH CHESTNUT
- EXTERIOR PROTECTIVE FINISH: MINWAX CLEAR SATIN SPAR-URETHANE, 3-COATS, SANDING BETWEEN COATS

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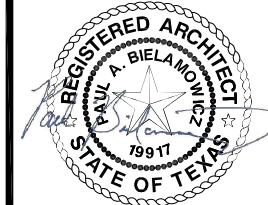
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**GARAGE
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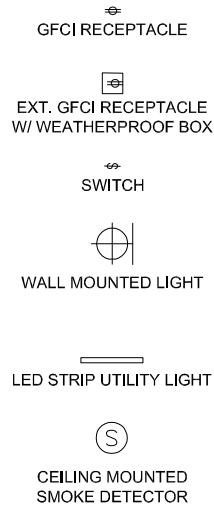
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6/19/2020

**PROJECT
SPECIFICATIONS****A-702**

SYMBOL LEGEND



ELECTRICAL FIXTURE SCHEDULE

TAG	DESCRIPTION	MFR	MODEL	TRIM/COLOR	COMMENTS
LT01	STRIP LED UTILITY LIGHT	LITHONIA	MNSL L48 2LL MVOLT GZN 40K 80CRI M6	WHITE	120V, 50 WATT
LT02	OUTDOOR WALL SCNCE	Y DECOR	LDRA 1-LIGHT EL0523SG	SILVER TONE	120V
DR01	AUTOMATIC DOOR OPENER	FREEMONT	ADCM W PUSH RODS, 3/4 HP	N/A	120V AC (RE: REAL CARRAIGE DOOR CO.)
EV01	ELEC VEHICLE CHARGE STATION	TESLA	TESLA WALL CONNECTOR	SILVER	240V AC 8.5' CABLE

PANEL "B" GARAGE SUB-PANEL - 100 AMP

#	AMPS	VOLTAGE	USE / DESCRIPTION
B.1	60	240	TESLA WALL CONNECTOR VEHICLE CHARGER
B.2			
B.3	20	120	TABLE SAW RECEPTACLE
B.4	20	120	GENERAL RECEPTACLES
B.5	20	120	AUTOMATIC DOOR OPENER
B.6	20	120	INTERIOR LIGHTS
B.7	20	120	EXTERIOR LIGHTS
B.8	20	120	SPARE

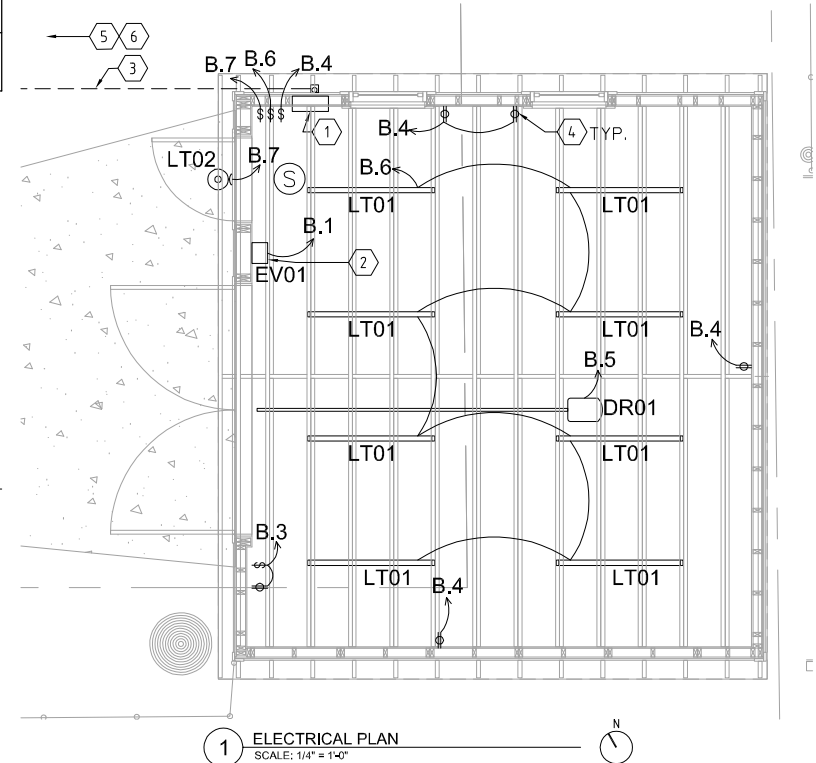
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ELECTRICAL GENERAL NOTES

- ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN, AND SHALL MEET ADOPTED CODES
- ALL DEVICES SHALL BE LISTED AND LABELED, IN ACCORDANCE WITH IRC E3403.3
- ALL CONDUCTORS SHALL BE COPPER, SIZED TO MEET IRC TABLE E3705.1 FOR AMPACITIES SHOWN
- ALL RECEPTACLES SHALL BE GFCI RECEPTACLES.
- ALL CIRCUITS TO BE PROPERLY LABELED IN PANEL BOXES.
- ELECTRICAL BOXES RECESSED INTO MEMBRANES OF FIRE-RATED PORTIONS OF EXTERIOR WALLS TO BE STEEL BOXES, LIMITED TO 16 SQ. INCHES EACH, AND NO MORE THAN 100 SQ. INCHES IN ANY 100 SF OF WALL, APPROPRIATELY SEPARATED, MEETING THE REQUIREMENTS OF IRC R302.4.2 EXCEPTION 1.

ELECTRICAL PLAN KEYED NOTES

- ① INSTALL NEW SUB-PANEL (PANEL B) 100-AMP, 20-SPACE, RECESSED PANEL
- ② TESLA CHARGER (O.F.C.I.)
- ③ CONFIRM CONDUCTOR SIZE BETWEEN HOUSE AND NEW GARAGE PANEL "B". UPGRADE CONDUCTOR AS REQ'D. RE: A-001 FOR MAIN PANEL LOCATION
- ④ CENTER GFCI RECEPTACLES 42" A.F.F.
- ⑤ MAIN BREAKER IN MAIN PANEL AT HOUSE TO BE UPGRADED TO 200-AMP. RE: A-001 FOR MAIN PANEL LOCATION
- ⑥ UPGRADE BREAKER IN MAIN PANEL FEEDING GARAGE TO 100-AMP BREAKER RE: A-001 FOR MAIN PANEL LOCATION



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ELECTRICAL PLAN AND SCHEDULES

E-101

EXHIBIT

"G"

**Photos of Work Completed under
Building Permit 2020-113967 BP, showing
the garage in relation to the Heritage Oak
Tree and Pecan Tree.**

**(all work was stopped after notification
was sent on 10/26/2020)**